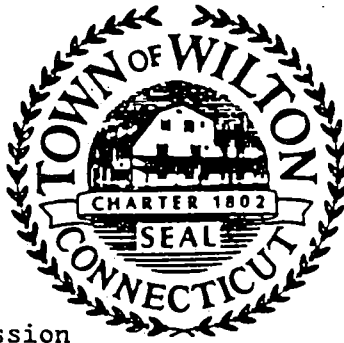


Conservation Commission
Office 762-5112



Town Hall
238 Danbury Road
Wilton, Connecticut 06897

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Conservation Commission

PCS



SEMS DocID 674431

SUBJECT: #750 G&D Construction, Inc./Peter Harco, Old Mill Road
11 Lot Subdivision & 15+ Acres Open Space

DATE: 1/17/86

Members of the Conservation Commission have reviewed the plans for the proposed 11 lot subdivision on Old Mill Road and have conducted a field investigation of the property.

The Commission has a number of concerns related to the development of this property. However, we are also extremely concerned by what our field visit revealed - that is the dumping that has taken place and appears to be continuing at the site. For example, at the western end of Lot 4 is a large clearing in which bulky waste including car parts, machinery, appliances, batteries, lawn mowers, sinks and the like have been dumped. The dump is adjacent to a steep slope which fronts on Old Mill Road and it has caused part of the slope to give way. Material is beginning to slide down the hill toward the road. The southeast corner of proposed Lot 8 also has a dump area, and the entire northern portion of Lot 8 has served as a waste disposal area.

It is the opinion of the Conservation Commission that the waste material should be removed from this site immediately and disposed of in an environmentally sound manner. The maintenance of a dump is not a permitted use in a residential zone.

With respect to the future development of the property, the presence of the waste on this site is a major concern because of its potential impact upon the drinking water supply. The Conservation Commission recommends that, prior to any subdivision approvals, a monitoring program be undertaken. Water sampling should include data from periods of high and low flows and should be conducted at regular intervals for at least a year. Unfortunately, even a one-year monitoring may reveal nothing, and water contamination from the dumping could occur several years from now.

If subdivision approval is granted, a bond in an amount sufficient to create a community water supply should be posted. Estimates for a water supply can probably be obtained from Fuss and O'Neill who serve as consultants to the Town. The Town must protect itself from any future claims should this property be developed.

Access to the individual lots is also a cause for concern. At present a road network of sorts exists, and it appears from the plans that the existing "roads" will be maintained to serve as access to the lots. The present layout has a sharp turn and is extremely steep in places. From a safety and fire standpoint, the accesses to some of the interior lots seem overly long and therefore dangerous. Although the lots meet the legal access requirements, the actual method of access should be thoroughly studied from a safety standpoint.

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WATER COMPLIANCE

The land is rugged, hilly and rocky. In the eastern portion, sizable hemlocks are present, and where the land has been kept in its natural state, it has high aesthetic value. The proposed open space includes both wetlands and uplands and, in acreage, exceeds the required 10 percent. However, there is no access to the open space. Because of linkage potential of this tract to Town-owned property, and its inclusion in the Town Open Space Plan, a public access to the designated open space should be provided.

The Conservation Commission feels that additional study of many aspects of this plan is necessary before approvals are issued. We would appreciate the opportunity for review of any additional information submitted in connection with this subdivision.

PCS/nrb

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WATER COMPLIANCE